



New developments shouldn't mean new traffic snarls

A large retail center is planned for one sector of the city. A new single-family residential community is breaking ground across town near hundreds of new homes. In another area of San Antonio, a new sizeable office complex is being designed. All of these will add to the economic growth of our city and provide pleasant new environs for San Antonians via new places to shop, live, and work ... *but they will also add significant traffic to already crowded streets.*

Until recently, these types of new developments were quickly surrounded by increased traffic snarls. The old Traffic Impact Analysis Ordinance, in effect since 1996, required that the traffic impact be identified but not remedied.

The new Traffic Impact Analysis (TIA) Ordinance approved by the City Council in April requires the land developer to mitigate the traffic impact along the boundary streets of the proposed site to ensure that traffic congestion problems are not worsened as a result of the new project. This will mean that many of the larger land development projects will now include

along their boundary streets improvements such as turn lanes, traffic signals, access restrictions and other features to ensure that traffic congestion levels are not aggravated. The result — a new retail, office, or residential facility that improves the experience of shopping, working, living, and ... mobility.

For more information, contact the Public Works Department, Land Development Review Section, at 207-7720, or the One Stop Development Services Counter at (210) 207-7776.

Street standards paving the way

In the 1970's, street standards were identical for all parts of the City of San Antonio (City) with no regard for the type of soil or truck volumes. Pavement thickness varied only by the type of the street (residential vs. arterial). Standards were the same for both the City and for developers, which resulted in a high percentage of pavement failures.

See **Standards**/Page 3



2 New faces taking places

3 Tree Ordinance tagged for review

4 Fire Alarm, Sprinkler Plan Review

June
2000

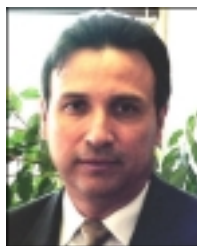
New faces taking their places

Building toward the future; reorganization brings new director to Building Inspections

As part of ongoing improvements resulting from the performance review completed of the City's development services, the Building Inspections Department has been reorganized and two new positions have been created to facilitate development process improvements.

Previously, the inspections division and plan review section were supervised by Assistant Director Michael Clack. With the reorganization, plan review has been elevated to a division level and a new assistant director position created to manage the division. Clack will continue to manage the inspections division as assistant director.

Building Inspections is proud to announce that Florencio Peña has been appointed to fill the new assistant director position. Peña is a native of Corpus Christi and holds a Bachelor's degree in Political Science from St. Mary's University and a Master's degree in Urban Studies from Trinity University. He began his public service career by serving as an intern in the City's Planning De-



Florencio Peña joins Building Inspections.

partment and later held the positions of department director and Assistant City Manager in the cities of Brownsville and Laredo. He was most recently City Manager of Laredo.

In his public service career, Peña has overseen the areas of planning, code enforcement and building inspections. Peña will join Gene Camargo, Director of Building Inspections, and his management staff in further implementation of the performance review and facilitation of the development process. Peña will be primarily responsible for the reorganized and consolidated Plan Review division as well as Project Development and Administrative sections of the department.

Additionally, in an effort to manage all of the various plan review sections within the Building Inspections Department, the new position of Plan Review Manager has been created. Currently, plan review within Building Inspections consists of building, mechanical, electrical, plumbing, fire and environmental review in addition to a plans coordination section. The new Plan Review Manager will be responsible for coordinating and streamlining the plan review process among the various review components.

A Decade of City Accomplishments

- Construction permits issued have grown from approximately 40,000 with a building valuation of \$371.3 million to approximately 94,000 with a building valuation of \$1.5 billion.
- Completed 1,200 public facilities and streets & drainage construction projects.
- Registered 275 neighborhood associations and a total of 21 approved neighborhood plans.

This and many more accomplishments are detailed in "*City of San Antonio: A Decade of Accomplishments 1990-2000*." If you would like a copy of this publication, check the City's Internet homepage at www.ci.sat.tx.us or call 207-7235.

There's a new marshal in town; Flores heads fire prevention efforts

District Fire Chief Abel Flores has been appointed San Antonio Fire Department's Fire Marshal.

Chief Flores replaces Fire Marshal Jose Garza who retired last October. Flores will supervise the Fire Prevention Bureau, Public Education, and Juvenile Firesetters Intervention Program. Flores had previously



Chief Abel Flores is San Antonio's new fire marshal.

been with the Fire Prevention Bureau for eight years and is a 27-year veteran of the Fire Department's Fire Fighting division, Emergency Medical Services (EMS) division, and Hazardous Materials (HAZMAT) unit.

Flores is a graduate of Brackenridge High School, has a Fire Science Degree from San Antonio College, an Associates Degree in Business Administration from San Antonio College, and a Bachelor's degree in Management from Southwest Texas State University.

One of Flores' primary goals will be to facilitate technology improvements among Fire Prevention inspectors through use of such tools as laptop computers, cellular phones and pagers. These technological improvements to the Bureau will expedite the transfer of information and allow greater communication capabilities between inspectors and their customers, the general contractors.

Flores' office is located at 115 Auditorium Circle, second floor (next to Municipal Auditorium). If you have any questions, call 207-8410.

One of Flores' primary goals will be to facilitate technology improvements among Fire Prevention inspectors...

UDC Revision Update

The Unified Development Code (UDC) revision process is proceeding on schedule. Mark White, the City's UDC consultant, is continuing to gather input through regular stakeholder meetings. The next six stakeholder meetings are as follows:

- **June 1 & 15, 6:00 p.m., Central Library** – Community Stakeholders' Meeting.
- **June 2 & 16, 9:00 a.m., Municipal Plaza "B" Room** – Development Stakeholders' Meeting
- **June 2 & 16, 11:00 a.m., Municipal Plaza "B" Room** – Design Professionals Stakeholders' Meeting

During the months of March and April, more than 197 participants attended and participated in stakeholder meetings and more than 500 copies of the briefing report, proposed outline, and meeting calendars have been distributed to the public. In addition there have been meeting notices posted on

the Government Access Channel (cable channel 21) for public information purposes. Copies of the briefing report and the proposed outline are also posted on the Planning Department's web page which can be accessed at www.ci.sat.tx.us/planning.

The following organizations have provided their representatives' names to the Planning Department for the review process:

- San Antonio Apartment Association
- Neighborhood Resource Center
- North San Antonio Chamber of Commerce
- Real Estate Council of San Antonio
- Tobin Hill Residents Association
- American Institute of Architects (AIA) – local chapter
- Main Street Alliance of San Antonio/Southtown
- Southeast Highland Hills Good Neighbor Crime Watch
- Kaufman & Associates, Inc.

If your organization has not yet provided a representative's name or if you have questions regarding the UDC revision process, contact Bill Telford at (210) 207-7879 or by e-mail at wtelford@ci.sat.tx.us.

Tree Preservation Ordinance tagged for review

The Tree Preservation Ordinance, approved by City Council in December 1996, is up for review. For commercial development the ordinance became effective March 1, 1997. For residential development, it became effective May 1, 1997. The tree ordinance stipulates the quantity and location of existing trees to preserve when developing property. It also stipulates a review of the ordinance three years after implementation.

The ordinance specifies a review committee consisting of two persons rep-

resenting the Open Space Advisory Board, the City Arborist and a representative from the Planning Department. The purpose of the committee is to review the effectiveness of the ordinance and to recommend any changes.

The City is currently revising the size and makeup of the committee to include input from citizens and from other organizations such as the Neighborhood Resource Center, Greater San Antonio Builders Association, San Antonio Board of Realtors and the Real Estate Council

of San Antonio.

The next step calls for the City Attorney's office to review designated nominees to the committee and develop a revised ordinance establishing the increased size and composition of the committee. After the ordinance is approved by the City Council, the committee will have 120 days to meet, review information, receive public input, and prepare a report for the City Council.

For more information, please call City Arborist, Debbie Reid, at 207-8053.



Standards from Page 1

In 1985, the City began using the National Design Standards of the American Association of State Highway and Transportation Officials (AASHTO) for City projects. Pavement was designed utilizing data about soils, traffic volumes and the number of heavy vehicles over the life of the pavement. The results were found to be encouraging, but still not sufficient, as design standards did not change in new developments.

In the 1990's, City staff continued upgrading standards for City projects, adding requirements for black base and lime treatments to improve performance. Streets built with

the new requirements performed satisfactorily. However, street standards in new developments were still not changed.

In the mid-1990's, a street maintenance committee was formed to review the City's design standards for new subdivisions and capital improvement projects. After considerable work with developers, consulting engineers, and other interested groups, the street ordinance was passed on August 13, 1998. Ordinance 88292 entitled "Street Design Standards" requires professional engineers to design each new street, considering soil conditions, traffic, bus and truck loading and street type. Because of this change, streets built in the past few years have performed satisfactorily.



The buzz about Fire Alarm and Sprinkler Plan Review

The currently applicable 1997 Uniform Fire Code, which was adopted by City Ordinance 89129 and became effective February 1, 1999, governs fire alarm and sprinkler plan review. Section 1001.3 of the code currently requires plans and specifications for fire alarm systems, fire extinguishing systems including automatic sprinklers and wet dry standpipes, halon systems, and other special types of automatic fire extinguishing systems to be submitted to the fire department for review and approval prior to system installation. Fire alarm and sprinkler plan submittal to the fire department has been required since 1993.

As part of the City's current budget, effective October 1, 1999, the responsibility for review and approval of fire alarm and sprinkler plans including standpipe systems, underground fire lines and fire hydrants has been transferred to the City's Building Inspections Department. Building Inspections is in the process of hiring two individuals, one each for plan review of fire alarm and sprinkler systems. Building Inspections Fire Protection section will review these plans. However, inspections will continue to be performed by the Fire Department in close communication with Building Inspections.

Within the next several months, numerous changes will begin to occur. The most notable change will be that plans

and specifications will be submitted to the Plans Coordination section of Building Inspections' main office, located on the tenth floor of the Municipal Plaza Building at 114 W. Commerce. Parking is available at the Frost Bank Garage located directly across Commerce Street from the building and at various parking lots and garages in the area. Plans may be submitted and/or retrieved between 7:45 a.m. and 4:30 p.m., Monday through Friday. Plan examiners are located on the same floor and are available for appointments.

Items that will not change include the phone numbers 207-8159 for fire alarm and 207-8160 for fire sprinklers. While inspections for fire alarm and fire sprinklers will continue to be conducted by the Fire Prevention Bureau, customers should continue requesting inspections by calling 207-8410. As always, approved plans and permits will be required for all inspection requests. All associated fees, including plan review and retest, will remain the same.

As these changes become effective, known contractor customers will be notified. If you wish to be notified, please provide your company's name and address to: Building Inspections Department, Attn: Fire Protection Section, P.O. Box 839966, San Antonio, TX 78283-3966 Or call (210) 207-8248 and leave that information.

BLUEPRINT

**City of San Antonio
Building Inspections Department
114 W. Commerce
P.O. Box 839966
San Antonio, Texas 78283-3966**

ADDRESS CORRECTION REQUESTED